

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2025-0087 (Lantana Tract 34)

DISTRICT: 8

ADDRESS: 6941 ½ and 7009 West William Cannon Drive

ZONING FROM: GO-NP

TO: GR-CO-NP

SITE AREA: approximately 7.982 acres (approximately 347,696 square feet)

PROPERTY OWNER: Stratus Properties Operating Company

AGENT: Armbrust & Brown, PLLC (Jewels Cain)

CASE MANAGER: Jonathan Tomko (512) 974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)

STAFF RECOMMEDATION:

**Staff recommends granting community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning.**

**The conditional overlay would prohibit the following 26 uses**

- Alternative Financial Services
- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing (of any type)
- Bail Bond Services
- College and University Facilities
- Communication Service Facilities
- Consumer Convenience Services
- Consumer Repair Services
- Drop-Off Recycling Collection Facility
- Exterminating Services
- Funeral Services
- General Retail Sales (General) >3,000 sqft
- Off-Site Accessory Parking
- Outdoor Entertainment
- Outdoor Sports & Recreation
- Pawn Shop Services
- Pedicab Storage and Dispatch
- Performance Venue
- Pet Services
- Plant Nursery
- Printing and Publishing
- Research Services
- Service Station
- Theater

PLANNING COMMISSION ACTION / RECOMMENDATION:

November 13, 2025: Neighborhood Postponement Request to December 9, 2025, applicant is in agreement.

December 9, 2025: Case is scheduled to be heard by Planning Commission.

CITY COUNCIL ACTION:

TBD

ORDINANCE NUMBER:

TBD

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is approximately 8 acres of undeveloped land at the southwest corner of West William Cannon Drive and Rialto Boulevard. To the south and west of the site is a minor creek known as the Motorola Branch which feeds into Williamson Creek. To the north (across Rialto Boulevard) is additional undeveloped land. There is also undeveloped land to the west and to the south. Across William Cannon Drive to the east are two, two-story commercial office buildings.

The property is located with a majority of its frontage along an ASMP level 4 roadway. It also has frontage along an ASMP level 2 roadway. The property is within the CapMetro Pickup North Oak Hill Service Zone which offers on demand shared ride shuttle service on weekdays between 7am and 7pm.

BASIS OF RECOMMENDATION:

*Zoning should allow for reasonable use of the property.*

This rezoning request allows for reasonable use of the property. There are other instances of GO-NP zoned property at major intersections within the immediate area. Staff has recommended a conditional overlay that would prohibit additional uses given the environmentally sensitive nature of the area.

*The proposed zoning should be consistent with the goals and objectives of the City Council.*

The City Council adopted Comprehensive Plan, Imagine Austin identifies Activity Centers and establishes a goal to promote a mix of uses within ¼ mile of these Centers. This property is located approximately ¼ mile from the Oak Hill Center Imagine Austin Activity Center.

*Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The property is located with a majority of its frontage along an ASMP level 4 roadway. It also has frontage along an ASMP level 2 roadway. Recommending this rezoning would promote a policy of locating retail and more intensive zoning near the intersections of arterial roadways and major collectors.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GO-NP	Undeveloped Land
<i>North (across Rialto Blvd.)</i>	P-NP	Undeveloped Land
<i>South</i>	P-NP	Undeveloped Land
<i>East (across W. William Cannon Dr.)</i>	GO-NP	Two, Two-Story Commercial Office Buildings of approximately 136,000 square feet total with approximately 220,000 square feet of paved parking constructed in approximately 2001
<i>West</i>	P-NP	Undeveloped Land

NEIGHBORHOOD PLANNING AREA: Oak Hill Combined (West Oak Hill) Neighborhood Planning Area

WATERSHED: Williamson Creek Watershed

SCHOOLS: A.I.S.D.

Oak Hill Elementary School

Small Middle School

Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Aviara HOA, City of Rollingwood, Covered Bridge Property Owners Association, Inc., East Oak Hill Neighborhood Association, Friends of Austin Neighborhoods, Lantana Southwest Homeowners Association, Inc., Oak Hill Association of Neighborhoods (OHAN), Oak Hill Neighborhood Plan - COA Liaison, Oak Hill Neighborhood Plan Contact Team, Oak Hill Trails Association, Save Our Springs Alliance, TNR BCP - Travis County Natural Resources

AREA CASE HISTORIES:

<b>Number</b>	<b>Request</b>	<b>Commission</b>	<b>City Council</b>
C14-2019-0003 (Lantana Block P, Lot 3)	The Applicant proposes to rezone approximately 35.671 acres from GR-NP and CS-1-CO-NP to GR-MU-NP for Tract 1 and CS-1-CO-NP for Tract 2.	05.12.2020: To grant staff's recommendation of GR-MU-NP on Tract 1 and CS-1-MU-CO-NP on Tract 2 on Commissioner Seeger's motion and Commissioner Howard's second, 13-0 vote.	05.21.2020: To grant GR-MU-NP on Tract 1 and CS-1-MU-CO-NP on Tract 2 with additional conditions on Council Member Ellis' motion and Council Member Pool's second, 11-0 vote.
C14-2016-0011 (Lantana Tract 33)	The applicant is proposing to rezone 27.549 acres from GO-NP to MF-4-CO-NP.	09.13.2016: To grant staff recommendation on consent vote 9-0 on Commissioner Seeger's motion, and Commissioner Pineryo de Hoyos's second. Commissioner McGraw, Schissler and Vela absent.	12.08.2016: To grant MF-4-CO-NP, approved on Council Member Troxclair's motion, Council Member Zimmerman's second on a 10-0 vote. Mayor Pro Tem Tovo was absent.
C14-94-0113 (Lantana)	The applicant is proposing to rezone	09.20.1994: N/A	011.16.1996: To grant MF-2-CO and

	<p>approximately 16.8 acres from CS to MF-2 and RR</p>		<p>RR; Ordinance No. 960104-C approved with friendly amendment by Councilmember Goodman to interject the restrictive covenant with the following: 1) density limited to 180 units; 2) xeriscape landscaping; 3) integrated pest management; 4) statement listing and accepting remedies available to the City of Austin; 5) Green Builder Program, on, Councilmember Mitchell's motion, Councilmember Reynolds' second, 5-0 vote, Councilmember Nofziger off the dais, Councilmember Shea absent</p>
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RELATED CASES:

NPA-2025-0025.03–Future Land Use Map (FLUM) Amendment from Office to Commercial

ADDITIONAL STAFF COMMENTS:

Environmental

1. This site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed by Chapter 25-8 of the City’s Land Development Code. It is in the Drinking Water Protection Zone.
2. Project applications at the time of this report are subject to the SOS Ordinance that allows 25% impervious cover in the contributing zone.
3. According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine

- whether a Water Quality Transition Zone / Critical Water Quality Zone exist within the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
  5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
  6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site. Runoff from the site is required to comply with pollutant load restrictions as specified in Land Development Code.
  7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

#### Fire

No comments on rezoning

#### PARD – Planning & Design Review

PR1: Parkland dedication will be required at the time of subdivision or site plan application for new hotel units, per City Code § 25-1-601, as amended. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication will be required, as well as any remaining fees in-lieu.

The site abuts Williamson Creek West Greenbelt and a tributary to it runs through the site. PARD aims to protect waterways and extend the greenbelt corridor to serve the West Oak Hill Neighborhood. The development as proposed will require parkland dedication for the proposed hotel keys that will serve this neighborhood through the additional park investment. The Parks and Recreation Department (PARD) would consider a connection to the existing greenbelt from William Cannon, an expansion of the Greenbelt Park along Rialto, and/or an expansion of the greenbelt corridor along the tributary to Williamson Creek West, toward satisfying the requirement at time of permitting (whether subdivision or site plan). Such a connection could improve neighborhood connectivity to greenspace and protect the waterway, recommendations identified in the Parks and Recreation Department's Long-Range Plan.

Should there be any remaining fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609.

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [ann.desanctis@austintexas.gov](mailto:ann.desanctis@austintexas.gov). At the applicant's request, PARD can provide an early determination letter of the requirements as stated in this review.

#### Site Plan

SP 1. Site plans will be required for any new development except for residential only project with up to 4 units.

SP 2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Transportation and Public Works (TPW) Department – Engineering Review

TPW 1. The Austin Strategic Mobility Plan (ASMP) calls for 72-feet of right-of-way for Rialto Blvd. It is recommended that 36 feet of right-of-way from the existing centerline should be dedicated for Rialto Blvd according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 2. The Austin Strategic Mobility Plan (ASMP) calls for 154 feet of right-of-way for William Cannon Blvd. It is recommended that 77-feet of right-of-way from the existing centerline should be dedicated for William Cannon Blvd according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 3. There is a proposed Urban Trail crossing through this site, along the southern property boundary property boundary. An easement may be required at the time of site plan.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Rialto Blvd	Level 2	72 feet	Approx 92 feet	Approx 39 feet	Yes	No	No
William Cannon Blvd	Level 4	154 feet	Approx 140 feet	Approx 115 feet	Yes	No	No

TIA:

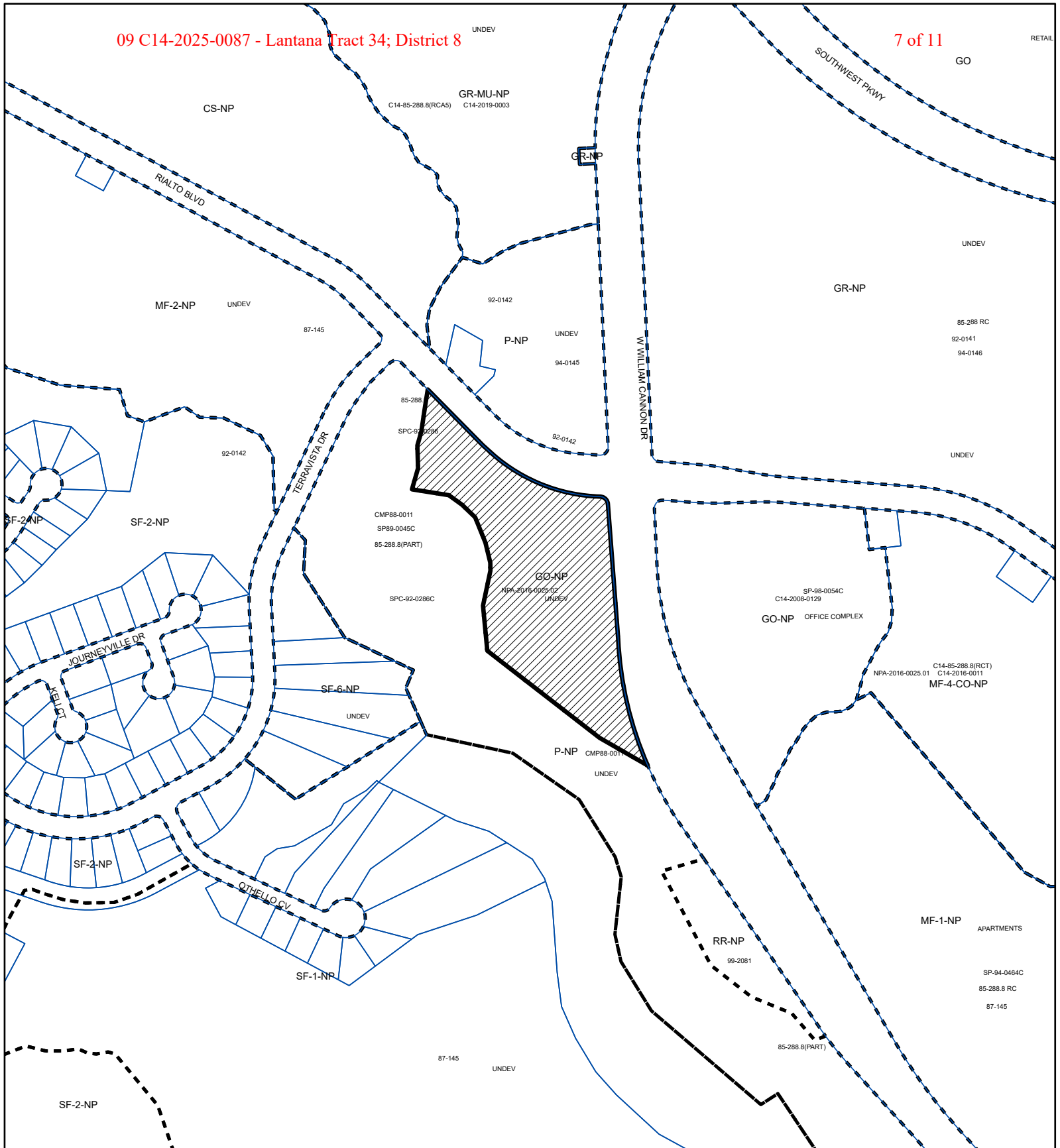
A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.

Austin Water Utility

No review required

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:




- A. Zoning Map
- B. Aerial Map
- C. Applicant’s Summary Letter
- D. Correspondence from Interested Parties



### ZONING

ZONING CASE#: C14-2025-0087

**N**

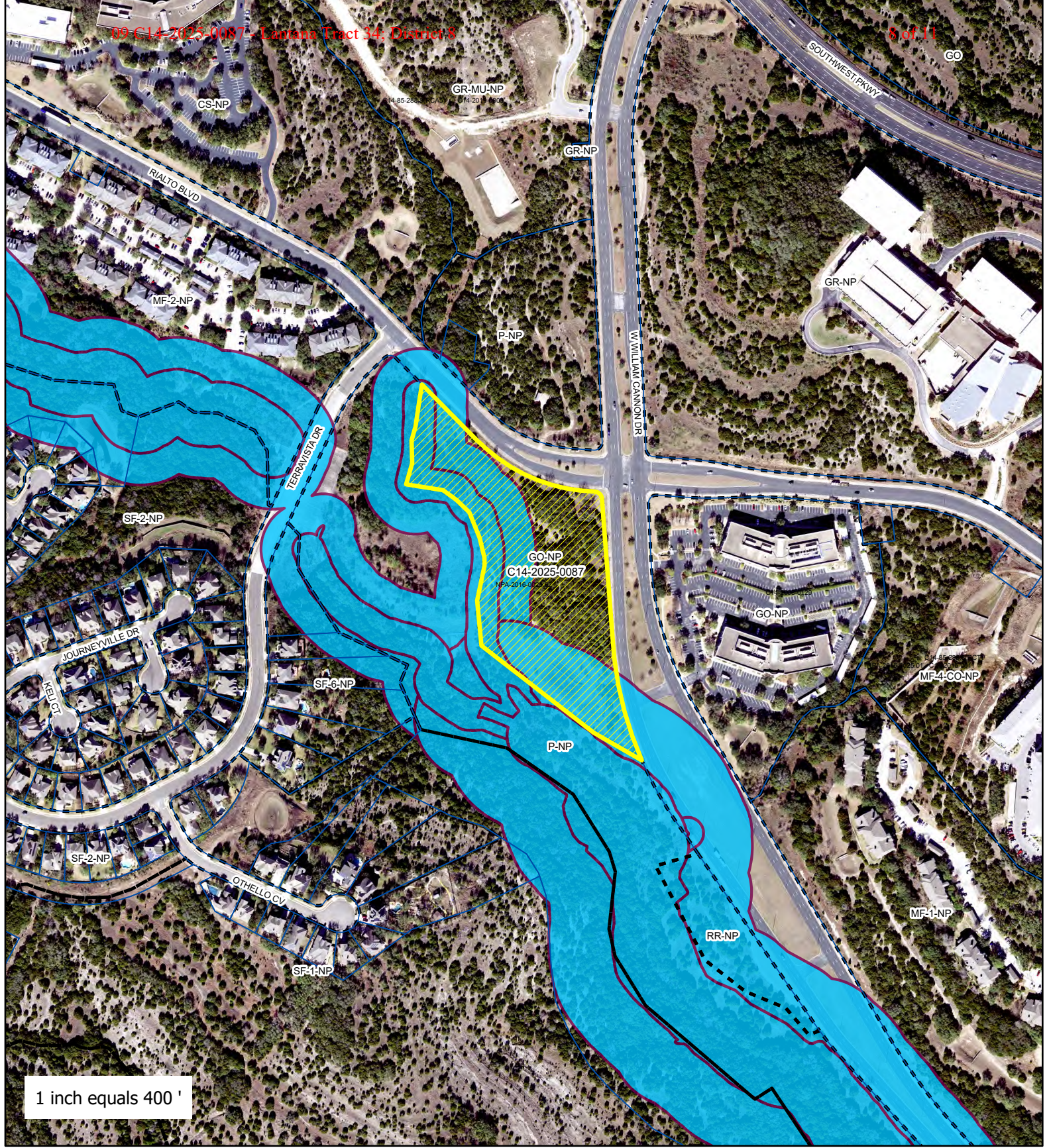
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

0 200 400 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





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### Lantana Tract 34



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2025-0087  
 LOCATION: 7009 W William Cannon Dr  
 SUBJECT AREA: 7.982 Acres  
 MANAGER: Marcelle Boudreaux



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# ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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Jewels Cain  
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jcain@abaustin.com

August 6, 2025

Lauren Middleton-Pratt, Director  
Planning Department  
City of Austin  
1000 E. 11th Street, Suite 200  
Austin, Texas 78702

Re: Rezoning and Neighborhood Plan Amendment Applications for the property located at the southwest corner of William Cannon and Rialto Boulevard in Austin, Travis County, Texas 78745, also known as TCAD Parcel No. 0402360308 (the "Applications")

Dear Ms. Middleton-Pratt:

On behalf of the owner in the above referenced Applications, our firm respectfully requests to rezone 7.982 acres of land located at the southwest corner of William Cannon and Rialto Boulevard as represented in the field notes included with the Application (the "Property"). The request also includes amending the Future Land Use Map ("FLUM") designation.

The Property is zoned General Office – Neighborhood Plan ("GO-NP") and is currently designated on the FLUM for Office. The Property is located within the West Oak Hill Neighborhood and is currently undeveloped. The proposed rezoning and neighborhood plan amendment is to allow for a five story hotel project with 150 keys. This Application seeks to rezone the Property from GO-NP to Community Commercial – Neighborhood Plan ("GR-NP") and change the FLUM designation from Office to Commercial in order to allow for the proposed development.

ARMBRUST & BROWN, PLLC

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Thank you in advance for your time and consideration of the Applications. If you have any questions, comments, or need additional information, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink that reads "Jewels Cain". The signature is written in a cursive, flowing style.

Jewels Cain  
Land Development Consultant

### PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:  
<https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

**Case Number: C14-2025-0087**  
**Contact: Jonathan Tomko, 512-974-1057**  
**Public Hearing: November 13, 2025, Planning Commission**

*Cath Austin Apts LLC*

Your Name (please print)

I am in favor  
 I object

*1120 HORIZON WAY*

Your address(es) affected by this application

*JUSTIN M. M. TR*

Signature

*11-6-2025*

Date

Daytime Telephone (Optional) : \_\_\_\_\_

Comments: *OVER BUILT - TAX ALL RESOURCES - ROADS - WATER - ELECTRIC POWER.*

*No More!*

If you use this form to comment, it may be returned to:  
City of Austin, Planning Department  
**Jonathan Tomko**  
P. O. Box 1088, Austin, TX 78767

Or email to:  
[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)